

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON JULY 15, 2020
(Approved August 19, 2020)

The Planning Commission held their monthly meeting on Wednesday, July 15, 2020. Present for the meeting were Walter Woessner, Kathryn Alexis, Lance Parson and Larry Tietjen. Paul Lacon was absent. Also present were Mark Hosterman, Township Solicitor and Rick Tralies, Township Planner.

Mr. Woessner called the meeting to order at 7:00 pm and the pledge of allegiance was recited.

AGENDA REVISION

Mr. Woessner changed Section 4 of the agenda for tonight's meeting. Mr. Woessner moved the Presentation/Discussion Re: Proposed Growing Greener Ordinance Amendments to the last item under Section 4 of the agenda. Mrs. Alexis made a motion to approve the revised agenda. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

MINUTES

Mrs. Alexis made a motion to accept the minutes for the June 17, 2020 monthly meeting. Mr. Parson seconded the motion. The motion carried with a 3-0-1 vote. Mr. Tietjen abstained.

CITIZENS COMMENTS

There were no citizen comments.

SUBDIVISION AND LAND DEVELOPMENT

There were no Subdivision and Land Development applications to review.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Miscellaneous Driveway, SALDO and Zoning Ordinance Amendments

Mr. Hosterman explained the purpose of the proposed ordinance changes. Mr. Hosterman asked if anyone had any questions on the Miscellaneous Driveway, SALDO, and Zoning Ordinance Amendments.

Mr. Woessner asked what the difference was between "adjacent" and "neighboring" property on page four (4) under Section V and Section VI. Mr. Hosterman stated they mean the same to him and feels they should use adjacent and get rid of neighboring. Mr. Woessner suggested removing the word "neighboring" from these sections. Mr. Hosterman stated he will check with Ms. Brown about removing the word.

Mr. Woessner suggested Section IV on page three (3) be removed completely. Mr. Woessner stated this section is redundant since the minimum width is covered under the driveway section of the ordinance.

Mr. Woessner stated under Section XIII on page 6, the word "the" should be changed to "a" in the following sentence: In the case of a corner lot, a shed, lean-to or storage building shall be located to the rear of the principal structure and at least 20 feet from any property line.

Mrs. Alexis stated the word "outdoor" under Section XIV on page six (6) should be removed from the following sentence: ...have an outdoor display area comprising not more than 25% of the indoor area; and any ~~outdoor~~ shed,

...

Mr. Parson made a motion to accept the proposed ordinance, with the stated revisions and send it to the Board of Supervisors. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

Horse Boarding Ordinance

Mr. Hosterman explained the purpose of this ordinance.

Mrs. Alexis asked why Section 1, Item H. (1) shows a limitation of 4 horses to be boarded. Mr. Hosterman stated this limit is to keep the traffic down going in and out of the property boarding the horses.

Mr. Woessner asked why Section 1, Item H. only shows the FR district. A discussion ensued on other locations where existing people board horses. After the discussion, the members asked Mr. Hosterman to add R1 and R2 Zoning Districts to this section.

Mrs. Alexis asked if people can use run-in shelters to board horses? A discussion ensued on the pros and cons of run-in shelters. After the discussion, Mr. Hosterman stated he will make the following addition to the wording to the sentence under Section 1, Item H. (2): ...consisting of one (1) stall per horse or adequately sized run-in shelter (100 sq. ft. per horse) for total number of horses kept on property, to protect the horse...

Mrs. Alexis asked why Section 1, Item H (3) prohibits signs to be placed on the property. A discussion ensued whether signs should be placed advertising the horse boarding or empty stalls. After the discussion, the members decided to remove Section 1, Item H (3) completely from the ordinance.

Mrs. Alexis made a motion to recommend the proposed ordinance with the stated revisions go to the Board of Supervisors. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

Presentation/Discussion Re: Proposed Growing Greener Ordinance Amendments

Mr. Tralies explained that the proposed ordinance will be a completely new section added to the existing Zoning ordinance. Mr. Tralies wanted to review the letter attached to the proposed ordinance by section.

Mr. Tralies explained that 1.a. references this will be an overlay district and will replace the existing cluster provisions for use in the FR, R1, R2 and R3 districts. This will mostly deal with residential development of five (5) or more dwelling units.

Mr. Woessner asked how open space affects taxes in developments. Mr. Tralies stated open space doesn't affect taxes. Mr. Hosterman stated generally open space is tax exempt.

Mr. Tralies stated the conservation subdivision overlay district would change the way open space is calculated to account for environmentally constrained land, lowering density and increasing open space as environmental constraints increase. A discussion ensued on density areas in the Township.

Section 101 Purpose and Applicability

Section A - Purpose

Section 101.A.1.a. – Mr. Hosterman suggested to add “of wildlife” to the following sentence -
....healthier populations of wildlife to persist; ...

Section 101.A.1.b. – Mr. Hosterman stated he is not familiar with the term “Minimize edge”. Mr. Tralies explained the term and will expand the sentence to include “of front meadow or habitat wildlife” to the following “Minimize edge of forest, meadow or habitat wildlife conditions...”

Section 101.A.3. – Mr. Hosterman asked what happens when someone doesn’t want to farm a section of agricultural soils anymore? Mr. Tralies stated that would need to be addressed in the Homeowners Association documentation.

Section 101.A.12. – Mr. Hosterman questioned “minimizing development on steep slopes” in this section. He asked if our existing ordinances prevent developing on slopes? A discussion ensued.

Section B – Development Options

Mr. Tralies stated he needs to change the “five development options” to “four development options”.

Section 101.B.1.b. – Mr. Tralies asked the members if they want to leave the new suggested language or keep the existing language currently in the ordinance. A discussion ensued. After the discussion, the members decided to leave the existing language in the ordinance.

Section 101.B.1.d. – Mr. Hosterman asked if a country property with an accessory dwelling is 319 compliant? Mr. Tralies stated they need to research the question.

Section C – Applicability

Section 101.C.6. – Mr. Hosterman stated the overlay district should be applicable to a minor subdivision to create a country property.

Mr. Woessner stated there is no mention of water, only sewage. Mr. Tralies stated he will have to go back and look at the underlying conditions to make sure we are consistent.

Mr. Hosterman stated we may want to reconsider this section. Mr. Hosterman stated if we have a fifty (50) acre property, who decides to sell ten (10) acres, he thinks someone who has 10 acres should be able to put an accessory dwelling on the property. Would this be considered a “minor subdivision”?

Section 102 – General Regulations

Section A - Ownership

Section 102.A.1. & 2. – Mr. Hosterman stated multiple owners and tracts will be required to do a consolidation document.

Section 102.B. – Mr. Hosterman to review the language and come up with other language for ...”at the discretion of the Township”...

Section 104 – Maximum Dwelling Units and Minimum Greenway Land

Section B – Greenway Land

Section 104.B.Table 104.A – Mr. Tralies stated he needs to change “FRR” to “FR”.

Mr. Woessner asked if we need the “Density Factor (DF)” column. Mr. Tralies stated this information will be used in the calculations.

Mr. Woessner stated “.33” should be shown as “0.33”. Mrs. Imes noted that all references without a number in front of the decimal should be changed to add the “0” in front of the decimal.

Section 104.B.3. – Mr. Tralies wants to talk to Ann more about this section.

Section C – Accessory Dwelling Units (ADU’s)

Section C.1 – Mr. Woessner asked how you define harmonize? Mr. Tralies stated that he would delete this section.

Section C.3. – Mr. Hosterman asked if we should increase the 900 square feet to 2,000 square feet. A discussion ensued. After the discussion, the members agreed to increase the 900 square feet to 2,000 square feet. The members also decided to remove the second sentence in this section.

Section C.4. – Mr. Hosterman suggested the removal of the word “historic” in the following sentence “... except ~~historie~~ that existing dwelling,”... and the removal of the reference of “more than 75 years old” in the following sentence “...existing dwellings, ~~more than 75 years old~~ and ... The members would like to add “existing” in the following sentence “...regards to setbacks,...

Section C.5. – Mr. Hosterman suggested changing the word “easement” to “covenant” in the following sentence “...applicant demonstrates that a restrictive ~~easement~~ covenant has been placed... Mr. Hosterman explained that a covenant is an agreement you record with the land.

The Planning commission members decided this would be a good place to stop for this meeting.

ADJOURNMENT

Mrs. Alexis made a motion to adjourn the meeting at 9:35 pm. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Cheryl Imes
Substitute Secretary